

Investigate-Research-Develop-Recommend
(North Carolina General Statute 160A-387)

Sunset Beach Planning Board-Town of Sunset Beach
Minutes from March 15, 2012

Members Present

Bill McDonald-Chair
Leon August
Sybil Kesterson
Al Seibert
Carol Santavicca
Bob Tone
Tom Vincenz

Members Absent

None

Staff

Sandy Wood
Cindy Nelson

Others Present

Landin Holland

1. **Call to order**-9:00 am
2. **Roll Call**-Quorum Present
3. **Agenda Comments**-None
4. **Approval of Minutes**-Minutes from the February 23, 2012 Session. Bill entertained a motion to approve the minutes as mailed. Moved by Sybil. Second by Tom. Motion carried unanimously.
5. **Building and Zoning Administrator Report**-None
6. **Public Hearing Topics**-None
7. **Old Business**-None
8. **New Business**

a. LED Lighting Text Amendment Regarding Existing Ordinance

Landin explained there is a request to replace the canopy sign at the Shell gas station as well as a change from the placard lighting that advertises gas prices to LED lighting. LED lighting for signs is not permitted in the current ordinance, however, in the new UDO it will be. There is no assurance of when the UDO will be adopted, so the gas station owner has applied for a text amendment to the current code. If the Text Amendment is approved, he can then precede with the sign changes.

Landin clarified this will only apply to price signage at gasoline stations.

Carol asked if the brightness of the signs could be controlled. Sandy answered most lighted signs do have dimmers. Leon said there is a federal mandate that will be coming in the next couple years for LED sign. Landin added this approval for LED signs will allow for modernization.

Carol stated her concerns for the brightness of the signs. Landin suggested that the applicant clarify this issue at the Council Meeting. Sandy said the applicant did mention to him that there would be dimmer switches on the LED lights. For future reference Landin will add language to the UDO that if LED lighting is utilized, then dimmer switches must be installed.

Motion was made to recommend this to Council with the addition that dimmer switches would be installed. Moved by Carol. Second by Leon. Motion carried unanimously.

b. Discussion of Ice Vending Machines with the Draft UDO.

Landin handed out draft standards to be put in the UDO for ice vending machines. The main concern is should ice vending machines be permitted and what zoning districts should they be permitted in. He further mentioned that standards can be put in place that would make these standalone structures aesthetically pleasing with a design that would fit the landscape area.

The Board agreed that there is a need for this type of business in our area.

Concern was raised about enforcement for design standards. Landin answered that standards can be put in place as Conditional Use in which structure and design would be monitored through the Planning Board.

The Board discussed the appropriate zoning districts in which the ice vending machines would be allowed to be placed. The Board made ice vending machines a Conditional Use in the BB-1 and the MUD zoning districts with considerations for the impact in right of ways and residential areas. Especially in the live/work area of the MUD district. Additional discussion ensued and the outcome was to present this at the joint meeting with Town Council and Planning Board on Tuesday March 20, 2012. No vote taken at this time for this agenda item.

c. Discussion of Lighting Standards within the Draft UDO.

Landin said the lighting standard that is included in the UDO, is based on a Dark Sky Association report. Sandy and Landin presented this to BEMC. BEMC suggested the Town follow their standards which are based on local resources and developments. Landin said there are similarities between the two.

Al gave a dissertation on the great deal of study he has done on lighting. He mentioned some good points and one of those is that safety should be a consideration in the draft UDO for single family homes and elderly driving at night. Landin said lighting and safety is a serious consideration. Landin will have a new draft ready by Tuesday's meeting that will tie the Dark Sky and BEMC standards together in a way that will fit the needs of Sunset Beach. No vote taken on this agenda item.

d. Discussion of Landscaping Standards with the Draft UDO.

Landin suggested saving this discussion for Tuesdays meeting.

Sandy said he has concerns that there are no real landscape standards for the island.

John Walsh is a new resident who was present and is currently on the Beautification Committee. He asked how the committee fits in to the new UDO. He asked the Planning Board to keep the committee informed on what is going on and he also asked how the committee could better present its ideas.

Carol brought up the fact that are landscaping standards in the current code for residential and commercial districts but those standards do not apply to the beach areas, so the standards have not been enforced there. We need to have separate landscaping standards for beach business and beach residential districts using indigenous grasses and plantings.

Bill said maybe the Beautification Committee could research this and give some input to the Planning Board. He invited to the Beautification Committee to come to any meeting to discuss their findings.

9. **Comments from Visitors**-Carol Scott commended the Planning Board for their extra time and effort on the UDO.

10. **Adjournment**-Meeting adjourned at 10:25 am. Bill entertained a motion to adjourn. Motion made by Leon. Second by Tom. Motion carried unanimously.

Bill McDonald

Chairman

Cindy Nelson

Secretary